

**Rau Construction Company**  
1215 W. 12<sup>th</sup> STREET  
KANSAS CITY, MISSOURI 64101  
Phone: (913) 642-6000  
[www.rauconstruction.com](http://www.rauconstruction.com)



June 23, 2022

Curly Jude Joseph Property Group, LLC  
1601 E. 18<sup>th</sup> Street, Suite 120  
Kansas City, MO 64108  
Attention: Dr. Karen Curly

Re: District Row – Phase I, Phase II and Phase III  
2117 - 2121 Tracy Ave.  
Kansas City, Missouri

Dear Dr. Curly;

Rau Construction was requested to confirm the total of all phases (except the 'Park Ground' work) to better facilitate the financing team on the project. We were also requested to confirm the estimated prevailing wage and sales tax cost/savings for all phases.

Please find below and attached itemization of Phase I (Historic Bible College), Phase II (Site - West portion), and Phase III (Townhomes) to one 'grand total'. This combined project would include everything except the "park ground" East of the property line.

Based on the most recent estimates attached – we offer the following:

Description	Phase I Historic	Phase II (West site)	Phase III Townhomes	Total
Base Estimate	8,035,906	3,227,367	11,552,478	\$22,815,751

Alternates	Phase I Historic	Phase II (West site)	Phase III Townhomes	Total
Prevailing Wage	723,232	380,554	999,289	\$2,103,075 Add
Deduct if Tax Exempt	(160,718)	(62,142)	(346,574)	\$(569,434) Ded

The above does not include site work east of the property line identified as "Park Ground" which was estimated at \$598,296.

**Rau Construction Company**

District Row, LLC  
2117 - 2121 Tracy Ave.

We have attached the following complete estimates each with clarifications of inclusions and exclusions as well as the previously offered VE alternates to modify the scope of work.

- Sept 16, 2021 Phase I Historic Building itemized cost and clarifications
- Nov 29, 2021 Phase I Historic Building proposed scope of work alternates
  
- Sept 16, 2021 Phase II Site Estimate
- June 21, 2022 Breakout of II Site cost between east (park ground) and west (buildings)
  
- June 15, 2022 Townhouse Phase III itemized cost, clarifications and scope alternates

Current construction pricing continues to increase due to inflationary pressures and supply chain difficulties. We recommend you increase the project contingency to adjust for these pressures. Once final plans are completed, we will update the pricing with subcontractor and material bids.

Thank you again for the opportunity to work with your team in preparing these estimates of the construction cost. Do not hesitate to contact us with any questions or if we can be of further assistance.

Sincerely,  
Rau Construction Company

Dan R. Meyer  
Sr. Vice President

Evan Green  
Project Manager

**Rau Construction Company**  
1215 W. 12<sup>th</sup> STREET, SUITE 200  
KANSAS CITY, MISSOURI 64101  
Phone: (913) 642-6000  
www.rauconstruction.com



September 16, 2021

Curls Jude Joseph Property Group, LLC  
1601 E. 18<sup>th</sup> Street  
Suite 120  
Kansas City, MO 64108  
Attention: Dr. Karen Curls

Re: Western Baptist Bible College  
Proposed Historic Building 2119 Tracy Ave.  
Kansas City, Missouri

Dear Dr. Curls;

Please find attached our magnitude estimate of construction cost for the proposed historic renovation of the Western Baptist Bible College building at 2119 Tracy Ave, Kansas City MO 64108 per the design develop drawings prepared by Strata Architecture + Renovation dated August 25, 2017, our meeting of November 8, 2019, with the Owner/design team and Strata Architecture, conversations and the updated site walk through of August and September 2021.

It is understood that the attached budget estimate is for the first phase of a three-phase project:

Phase I – Historic Renovation of the Western Baptist Bible College building to a point 5’ outside of the building line. (This estimate)

Phase II – Site development, parking lot/drives/walks, landscaping, utilities, water detention, site grading and infrastructure improvements.

Phase III – Construction of seven (7) new 2 story town house 6-plex buildings on the site surrounding the Western Baptist Bible College building.

This estimate is for Phase I work only – but the pricing assumes that Phase I and Phase II work will proceed at the same time. If only the Phase I work proceeds additional cost will be required.

This estimate is without prevailing wage or special workforce requirements (please see alternate pricing add for prevailing wage).

## Rau Construction Company

Phase I – Historic Renovation of the Western Baptist Bible College Building  
2119 Tracy Ave.

Summary: the project scope includes the following:

- Renovation of the 3 story + Basement (4 level) building as follows:
- 26,850 gsf of building to be renovated
- Basement is on grade at the east elevation of the building
- 1<sup>st</sup> floor is slightly above grade at the west elevation of the building
- Building is for a commercial use (non-residential)
- Office Finishes are included for Western Baptist Bible College space and 'white box' finish is included for the lease spaces for the museum and future office tenants. Final interior finishes for the museum and future commercial office tenants are unknown and therefore not included.

Clarifications to the Scope of Work:

- Environmental remediation has been completed by others except for lead paint on existing surfaces will remain and receive LBC (lead block coating).
- Repair of hidden damage or conditions is excluded. Notes on the plans to 'repair all' or 'repair/replace as required' shall apply only to visible conditions and not hidden conditions or the substrate/structures that cannot be easily viewed at the time of pricing.
- Existing structure will require repair of damaged wood members; however, it is assumed that all members are properly sized for the intended use. Repair of the structure is based on the quantities provided in the email by DuBois Consultants on September 10, 2021, including the "Field Checklist" and "Wall Repair Schedule"
- Boiler room / basement floor fill of the lower levels is based on a combination of new gravel fill and geo-foam pending a final design by the structural engineer. Fill will be topped with a 4" concrete slab.
- Repair and tuck pointing of existing load bearing masonry including shoring as required for lintel replacement and balcony/porch repair/replacement. Tuckpointing is per the DuBois Consultants "Wall Repair Schedule" received September 10, 2021.
- Masonry restoration is based on the directions received in the field walk through with the Architect, Structural Engineer and Contractor.
- The roof structure is assumed to be in satisfactory condition with repair only.

## Rau Construction Company

Phase I – Historic Renovation of the Western Baptist Bible College Building  
2119 Tracy Ave.

- Building entrances are based on aluminum storefront entrances. Basis of estimate is Manko series 2450CG with series 150 wide style doors and standard manufacturer's hardware.
- Windows (approximately 189 total) to be new aluminum prefinished from manufacturers standard colors with 1" insulated glass to replicate the historic window profiles. Basis of estimate is WinVent single hung series 2000 and fixed series 550 and conversations between the Architect, Window Supplier and Contractor.
- Doors are priced as standard manufactured units. Contractor will work with Architect to find standard doors similar in design to the proposed door schedule. True stile and rail custom made doors are specifically excluded.
- Diffused glass is priced using coating or film. Custom heat-treated low iron glass is specifically excluded.
- Existing wood trim will be reused where salvageable. Replacement wood trim will be of similar profiles, matching of species or saw/grain profiles is excluded. Existing wood will receive new paint/finish however striping of the existing paint/finishes on existing wood is excluded.
- An allowance is included for areas of plaster that are damaged or destroyed. A complete survey of the existing plaster has not been provided or performed. It is assumed that drywall will be installed in place of plaster or in place of 'blue board and plaster' in all damaged areas where economically feasible. Skim coating of new drywall is excluded.
- All interior walls unless noted otherwise are based on 1 layer of gyp.bd. on studs. Enhanced sound walls or multiple layers of gyp.bd. are excluded. Wall and ceiling finishes based on level 4 finish. No level 5 finish is included in this project. Back of house and mechanical areas to receive fire tape (no level 4 finish). All drywall or plaster walls and ceilings to be painted.
- Flooring is an allowance based on the existing wood being in satisfactory condition to allow for repaired and refinish of existing. If the existing wood is not in a condition to allow refinish, then new vinyl/carpet flooring will be installed.

## Rau Construction Company

Phase I – Historic Renovation of the Western Baptist Bible College Building  
2119 Tracy Ave.

- 3 of the stairs from floors 1 to 3 will be renovated. The 4<sup>th</sup> stair will be removed.
- New elevator is included with a basis of pricing as a 4 stop Schindler 3300MRL with standard package finishes, 150FPM, 3,500lb general purpose elevator. #4 stainless steel front return, transom and cab doors with jamb mounted hall fixture, standard Schindler ceiling, in a new Concrete Masonry Unit (cmu) shaft.
- HVAC is based on individual units for each area to be split systems or VRF (whichever is the most economical). Standard grade equipment with alternate manufacturers will be allowed as acceptable.
- Plumbing is based on PVC waste & vent piping and PEX water piping. Standard grade fixtures with alternate manufacturers will be allowed as acceptable. See separate sitework budget for work required for utility services. No site cost is included in the building budget.
- Electrical is based on standard MC cable for all runs. Hard piped raceways (rigid conduit) are excluded. Existing walls, ceilings or floors will not be slotted to conceal conduit. Conduit and boxes to be surface mounted where existing to remain walls or ceiling conditions are present. Fixtures are based on standard grade with alternate manufacturers allowed throughout.
- Electrical service is based on KCP&L installing service and transformer adjacent to the building. See separate sitework budget for work required for utility services. No site cost is included in the building budget. No cost for utility development fees (if any) are included.

### Site Conditions:

- The building is surrounded by an open site. It is understood that all site work including but not limited to site utilities, landscaping, grading, parking lot, storm water detention and piping, site lighting, retaining walls and walks will be part of a separate Phase II construction estimate and is not included as part of this estimate.
- The cost of securing the site is assumed to be in the Phase II site construction estimate.

### Excluded from the estimate are cost for the following:

- Contingency for unknowns or design changes (owner should carry a contingency for the project)
- Prevailing Wage or special workforce requirements

**Rau Construction Company**

Phase I – Historic Renovation of the Western Baptist Bible College Building  
2119 Tracy Ave.

- Hazardous Material abatement, full removal of lead paint/paint strip.
- Removal / testing for underground storage tank(s) – if any
- Site Work, Parking, Street lighting, parking lot lighting, city sidewalk / curb or infrastructure work
- Any other site or offsite improvements
- Cable TV or Internet service agreement
- Rock excavation
- FF&E (Furniture, Fixtures or Equipment).
- Commercial space interior finishes or leasehold improvements
- Any other work unless specifically included above

HISTORIC BUILDING RENOVATION BUDGET (NON-PREVAILING WAGE): \$8,035,906

ALTERNATES (Estimated):

- |   |         |              |
|---|---------|--------------|
| 1. Add for prevailing wage:                       | ADD:    | \$ 723,232   |
| 2. Deduct if the project is sales tax exempt      | DEDUCT: | \$ (160,718) |
| 3. Provide Contractor Payment & Performance Bonds | ADD:    | \$ 64,287    |

Terms and Conditions:

- This estimate is based on a contract for construction using standard AIA 101 stipulated sum construction agreement with monthly progress payments and AIA 201 general conditions without modification.
- It is our understanding that Phase I, II and III while priced separately will proceed at the same time. Pricing is based upon economies of scale of a larger project.
- Property and Builders Risk insurance cost are excluded from the budget to be provided by the Owner.
- The project involves the renovation of an existing structure. Contractor has relied on plans and specifications prepared by others and has not made a subsurface exploration of the site, or any destructive exploration, or specific mold, fungi or microbe related investigation or independent asbestos, lead paint, or underground storage tank investigation of the building or the site.
- Excluded are all special procedures including but not limited to storage, cataloging, crating or transportation of historic artifacts from the building. All items of historic nature to be retained in place without need for dis-assembly or re-assembly except for the 3 existing stairs will be rebuilt using salvaged materials from all 4 stairs.
- Requirements for a photographic survey or existing building documentation are excluded.
- LEED certification, special sourcing of materials, waste management or waste reduction plans (written or otherwise) are excluded.

## **Rau Construction Company**

Phase I – Historic Renovation of the Western Baptist Bible College Building  
2119 Tracy Ave.

- Owner or Owner's representative is responsible for obtaining and paying for all permits (including building permit), design, engineering, testing, quality control, special inspections, environmental or other professional services.

### Special Notes:

This estimate is based on design development drawings. Once final design is prepared, the estimate will be updated to firm pricing.

We have attached an itemized recapitulation of the base scope of work estimate for your review. Do not hesitate to call with any questions or suggestions.

Thank you for the opportunity, we stand ready to assist you on this exciting project.

Sincerely,  
Rau Construction Company

Dan R. Meyer  
Sr. Vice President

Evan Green  
Project Manager

Jacob Kirn  
Project Manager

**Rau Construction Company**  
 1215 W. 12th Street - Suite 200  
 Kansas City, Missouri 64101  
 913-642-6000



**Western Baptist Bible College Historic Building Estimate**

2119 Tracey Avenue, KCMO 64108  
 Building Only - does not include site work  
 September 16, 2021

Description	Estimated Cost	Cost / 26,850sf
General Conditions, jobsite safety	321,235	11.96
Project Supervision / Superintendent	89,250	3.32
Project Management	36,500	1.36
Trash and Dump Fees	17,000	0.63
Final Clean	13,750	0.51
		-
Interior Demolition- Misc	96,541	3.60
Site Work - Parking and drive lane	in site budget	
Structural Demolition/Shoring	45,000	1.68
Interior Excavation	8,500	0.32
Walks within 5' of building	in site budget	
Landscaping within 5' of building	in site budget	
		-
Reinforcing Steel - Material and Labor	8,500	0.32
Footing and Foundation New	17,500	0.65
Footing and Foundation Repair	15,000	0.56
Gravel fill and Interior flat concrete	78,540	2.93
		-
Exterior Scaffolding	65,000	2.42
Exterior Structural Repair Allowance	165,780	6.17
Interior Masonry/Tuckpointing	34,525	1.29
Masonry Restoration - repair bulging vs replacement	849,800	31.65
CMU shaft	86,750	3.23
		-
Structural Steel and ornamental metals	120,500	4.49
		-
Wood Structural Repair Allowance	262,459	9.78
Refurbish Historic Stairs	80,000	2.98
Refurbish Historic Items- Allowance	125,000	4.66
Rough Carpentry	154,600	5.76
Finish Carpentry	89,000	3.31
Millwork, custom woodworking	76,500	2.85
		-

September 16, 2021

Description	Estimated Cost	Cost / 26,850sf
Roofing	125,460	4.67
Roof decking/Sheeting Replacement- Allowance	21,000	0.78
Flashing/Sheetmetal/Gutters	23,450	0.87
Waterproofing- Allowance	20,000	0.74
Roof Accessories	6,500	0.24
Building Caulking	14,250	0.53
Fire Caulking	18,260	0.68
		-
Historic Windows	495,670	18.46
Window Carpentry	76,950	2.87
Storefront System & Interior Glass- Excludes wood	20,000	0.74
Historic Doors	19,200	0.72
Doors, Frames, & Hardware	210,435	7.84
Interior trim	90,000	3.35
Mirrors & Misc Glass	21,450	0.80
		-
Plaster Repair- Allowance	89,200	3.32
Drywall, studs & Insulation	715,350	26.64
Drywall Ceiling and Acoustical	114,000	4.25
Insulate Ceilings at floor 3 / Attic	17,560	0.65
Ceramic Tile Allowance	22,000	0.82
Flooring - Allowance (refinish wood)	225,000	8.38
New Flooring Allowance	27,100	1.01
Flooring base	45,000	1.68
		-
Prep For Paint	6,985	0.26
Lead Block Coating	83,000	3.09
Painting- Interior	160,250	5.97
Painting- Exterior	25,679	0.96
		-
Kitchen Appliances- FF&E by others	-	-
Building Specialties - FF&E by others	-	-
Fire extinguishers	3,250	0.12
		-
Signage Allowance	5,000	0.19
Built in Mail Box assemblies	2,760	0.10
Toilet Partitions & Accessories	16,200	0.60
Miscellaneous Specialties	7,000	0.26
Window Treatments - FF&E by others	-	-
Audio Visual Equipment - FF&E by others		-

September 16, 2021

Description	Estimated Cost	Cost / 26,850sf
Elevator	130,200	4.85
Hoist Beam	5,500	0.20
Work to prep elevator shaft	1,500	0.06
		-
Plumbing Systems	298,456	11.12
Underground slab Plumbing, sawcut and backfill	48,950	1.82
Plumbing- Roof Drains - All piping in Phase II site	in site budget	
Utility Allowance- Fire Lateral, Water, Sewer - all in site	in site budget	
		-
Fire Sprinklers	109,845	4.09
Heating, Ventilation, Air-conditioning	606,000	22.57
HVAC Shaft Cutting	12,792	0.48
		-
Electrical Systems	608,200	22.65
Low Voltage/Fire Alarm	39,860	1.48
Security / CCTV / Entry System	28,769	1.07
		-
<b>SUB TOTAL</b>	<b>7,475,261</b>	<b>278.41</b>
Building Permit- all permits excluded - by others		-
<b>SUB TOTAL</b>	<b>7,475,261</b>	<b>278.41</b>
Contractor's Fee	560,645	20.88
Contractor's Insurance	68,176	2.54
<b>SUB TOTAL</b>	<b>8,035,906</b>	<b>299.29</b>
Builders Risk Insurance - excluded - by owner		-
Contractor Bonds	See Alternate Add for pricing	-
<b>BUILDING TOTAL</b>	<b>8,035,906</b>	<b>299.29</b>

**Alternates (budget estimated)**

Add for prevailing wage for labor on site	723,232	ADD
Deduct if the project is sales tax exempt	(160,718)	DEDUCT
Provide Contractor Payment & Performance Bonds	64,287	ADD

**Notes:**

See companion site work estimate for work outside the building  
 See attached letter and clarifications dated September 16, 2021 for terms and conditions.

November 29, 2021

Curls Jude Joseph Property Group, LLC  
1601 E. 18<sup>th</sup> Street  
Suite 120  
Kansas City, MO 64108  
Attention: Dr. Karen Curls

Re: Western Baptist Bible College  
Proposed Savings Ideas

Dear Dr. Curls;

Please accept this letter as follow up to our telephone conversation on November 16, 2021 when you requested savings alternates to the scope and estimate for renovation of the Historic Western Baptist Bible College project.

**BUILDING**

We are pleased to offer the following savings ideas from the September 16, 2021 Building Budget of \$8,035,906.

1. Floor plan revisions – (See attached plan markup)
  - a. Lower Level – Eliminate all work (finishes, mechanical, plumbing, electrical) at Office 001, Private Restroom 003, Janitor 004B – these areas will become part of Storage 004.
  - b. First Floor – Eliminate operable wall in Classroom 110A including all structure, soffits, and finishes related with operable wall.
  - c. Second Floor – Revise restrooms to stack a main restroom core like #106 and #108 in the area of Restroom 210 and Break 211. Eliminate single restrooms 210, 216 and 223 – to become part of the adjacent offices.
  - d. Third Floor - Revise restrooms to stack a main restroom core like #106 and #108 in the area of Restroom 304 and Conf. 305. Eliminate single restrooms 304, 308 and 313 – to become part of the adjacent offices.

Construction Savings	\$(207,501)
Contractor Fee	<u>(15,562)</u>
Estimated Savings	\$(223,063)

**Rau Construction Company**

Savings Alternates:  
Western Baptist Bible College Building

November 29, 2021

2. Flooring – The current flooring line item contemplates refinishing the existing hardwood floors. Alternate would be to leave the existing wood floors as-is and install new carpet stretched over pad in all areas that call for a finished floor. Carpet & pad is based on a \$36/square yard furnished and installed allowance.

Flooring (per September 16, 2021, estimate)	\$(225,000)
Repair of subfloor allowance	30,000
Revised Flooring estimate	<u>87,900</u>
Sub Total	\$(107,100)
Contractor Fee	<u>(8,033)</u>
Estimate Savings	\$(115,133)

3. Plaster Repair Allowance – The current estimate includes an “allowance” for Plaster repair of \$89,200. The extent of repair as well as the final repair appearance is subjective and dependent on the actual conditions encountered after demolition is complete. Alternate would be to reduce the plaster repair allowance to \$40,000. (Please note that the veneer plaster called out to be installed over drywall was previously eliminated in the current building estimate).

Plaster Repair line item	\$(89,200)
Revised Plaster Repair Allowance	<u>40,000</u>
Sub Total	\$(49,200)
Contractor Fee	<u>(3,690)</u>
Estimated Savings	\$(52,890)

4. Lead Block Coating – The current estimate includes cost for a lead block coating before the finish painting. If it is determined that a lead block coating (covering existing lead paint) is not required or desired.

Lead Block Coating	\$(83,000)
Substitute standard prep and prime	<u>19,100</u>
Sub Total	\$(63,900)
Contractor Fee	<u>(4,792)</u>
Estimated Savings	\$(68,692)

5. Security / CCTV / Entry System – The current estimate includes an allowance for these systems although we understand they are not specifically required to meet building code. If it is determined that the entire scope can be eliminated.

Security / CCTV / Entry System	
Savings (total line item)	\$(28,769)
Contractor Fee	<u>(2,158)</u>
Estimated Savings	\$(30,927)

**Rau Construction Company**

Savings Alternates:  
Western Baptist Bible College Building

November 29, 2021

**SITE**

We are pleased to offer the following savings ideas from our September 16, 2021 Site improvement budget of \$3,825,663 (which allocated \$870,065 as the historic building's portion of the site cost).

- 6. The area surrounding the historic Western Baptist Bible College building calls for approximately 5,230 square feet of brick pavers. Alternate would be to install standard concrete patios & walks in lieu of the brick pavers still using the same configuration.
 

Construction Savings	\$(68,450)
Contractor Fee	<u>(5,133)</u>
Estimated Savings	<u>\$(73,583)</u>

**SALES/USE TAX**

- 7. The current construction estimate includes sale or use tax on materials. If tax on construction materials is abated/exempt the original budget offered a deduct alternate of: \$(160,718) – if all the above alternates are all accepted – this deduct alternate is revised to:

Estimated Savings:	\$(149,433)
<b>TOTAL OF THE ABOVE (items 1 – 7)</b>	<u><u>\$(713,721)</u></u>

**Clarifications:**

- The above savings items assume no other project alternates have been accepted and is without prevailing wage or special workforce requirements.
- Please refer to the proposals dated September 16, 2021 for clarifications and conditions for both Building and Site estimates.
- The above is based on design development drawings. Once final design is prepared, the estimate will be updated to firm pricing.

Thank you for the opportunity to provide these options for consideration, we stand ready to answer any questions or assist wherever we can.

Sincerely,  
Rau Construction Company

Dan R. Meyer  
Sr. Vice President

Evan Green  
Project Manager

Jacob Kirn  
Project Manager

September 16, 2021

District Row, LLC  
% Curls Jude Joseph Property Group, LLC  
1601 E. 18<sup>th</sup> Street  
Suite 120  
Kansas City, MO 64108  
Attention: Dr. Karen Curls

Re: Proposed Site Magnitude of Cost Estimate  
2119 Tracy Ave. Kansas City, Missouri

Dear Dr. Curls;

Please find attached our magnitude estimate of Site Improvement cost for the proposed 2119 Tracy Ave. Site, Kansas City MO 64108 per the plans prepared by DuBois Consultants dated 11-15-2019 for the following scopes of work:

**Scope of Work:**

Site Clearing (within the limits shown on the plans)

General Grading using on site soils based on normal diggable and compactable soils on site without need for special equipment or remediation. Budget assumes the site will balance without the need for imported or exported soils. No Rock Excavation is included.

**Storm Sewer:**

- Provide and install approx. 1303' of 15" RCP Storm Sewer Piping
- Provide and install one new MC 4500 underground detention system
- Provide and install 22 storm Structures

**Private Water:**

- Provide and install approx. 1475' of 6" DIP Water Line Piping
- Provide and install 35 new service lines w/ meter pits
- Provide 3 connections to the existing

**Public Water:**

- Provide and install approx. 640' of 8" DIP Water Line Piping
- Provide 5 connections to the existing

**Rau Construction Company**

Site Work of the Western Baptist Bible College Site  
2119 Tracy Ave.

Sanitary Sewer:

- Provide and install approx. 1535' of 8" PVC Public Sanitary Sewer Piping
- Provide and install approx. 390' of 4" PVC Private Sanitary Sewer Piping
- Provide and install 3 manholes
- Provide 4 connections to the existing sanitary sewer system

Site Electrical and Gas

- Budget assumes that the site primary electrical service/transformers and gas service will be developed and brought to the connection point (transformer for electrical and building meter for gas) at no cost to the project.

Replacement and new sidewalks

Curbs and Gutter remove and replace

Limited retaining wall work

Asphalt pavement

An Allowance of \$1,050,000 for landscaping and site scape improvements is included – Landscape allowance has been determined using the plans marked “not for construction” by LDB dated 1-22-2019 and is for new plantings and features shown on the plans but does not include the ‘seasonal’ maintenance of existing vegetation.

Magnitude Budget Estimate of Cost -

Per the attached recapitulation of cost ..... \$3,825,663

The Following Alternates are provided for budgetary purposes only

- |   |                  |
|---|------------------|
| 1) Deduct if the project is sales tax exempt  | DEDUCT: (73,979) |
| 2) Provide Contractor Payment & Performance Bonds   | ADD: 30,605      |
| 3) Allowance for compacted building pads for the Townhouses                               | ADD: 156,600     |
| 4) Allowance for Site Electrical Conduits for Primary Power<br>If not provided by Utility | ADD: 162,000     |

Clarifications:

This estimate is prepared based on a private contract with the developer - without prevailing wage or special workforce requirements or KCMO City contracting/bonding requirements.

No Environmental remediation or 'special' work is included - all soils are assumed to be in clean usable condition.

## **Rau Construction Company**

Site Work of the Western Baptist Bible College Site  
2119 Tracy Ave.

No replacement of unsuitable soils or other unsatisfactory subsurface conditions are anticipated. We recommend the developer carry a sufficient contingency for unknown and unforeseen conditions outside of this estimate of cost.

Excluded from the estimate are cost for the following:

- Contingency for unknowns or design changes (owner should carry a contingency for the project)
- Prevailing Wage or special workforce requirements
- Hazardous Material abatement or remediation
- Removal / testing for underground storage tank(s) – if any
- Any Building Work or preparation of building pads for future building work.
- Any other site or offsite improvements not specifically called out above
- Cable TV, Phone, Internet utilities
- Relocation of existing utilities unless specifically called out
- Rock excavation. All soils are assumed to be 'dig able' with standard excavating equipment - no blasting is included.
- Any other work unless specifically included above

Terms and Conditions:

- This estimate is based on a contract for construction using standard AIA 101 stipulated sum construction agreement with monthly progress payments and AIA 201 general conditions without modification.
- It is our understanding that the building phases will be priced separately but may proceed at the same time using Rau Construction Company. Pricing is based upon economies of scale of a larger project and does not anticipate multiple General Contractors on Site doing different portions of the building work.
- Contractor's payment and performance bonds are excluded from the budget but may be provided at additional cost.
- Property and Builders Risk insurance cost are excluded from the budget but may be provided at additional cost.
- The project involves the renovation of a previously built on site. Contractor has relied on plans and specifications prepared by others and has not made a subsurface exploration of the site, or any destructive exploration, or specific mold, fungi or microbe related investigation or independent hazardous materials investigation of the building or the site.
- LEED certification, special sourcing of materials, waste management or waste reduction plans (written or otherwise) are excluded.

**Rau Construction Company**

Site Work of the Western Baptist Bible College Site  
2119 Tracy Ave.

- Owner or Owner's representative is responsible for obtaining and paying for all design, engineering, testing, quality control, special inspections, environmental or other professional services.

Special Notes:

Once final design is prepared, we will update the estimate to firm pricing.

We have attached an itemized recapitulation of the base scope of work estimate for your review. Do not hesitate to call with any questions or suggestions.

Thank you for the opportunity, we stand ready to assist you on this exciting project.

Sincerely,  
Rau Construction Company

Dan R. Meyer  
Sr. Vice President

Evan Green  
Project Manager

Jacob Kirn  
Project Manager

Western Baptist Bible College  
 2119 Tracey Avenue  
 Kansas City, MO 64108  
 September 16, 2021



**Site Budget (Phase II)**  
 Site: 196,020  
 4.5 acres

Description	WBBC Site Budget
<b>GENERAL REQUIREMENTS</b>	
General Conditions, jobsite safety	92,097
Project Supervision / Superintendent	47,226
Project Management	19,519
Utility Protection- allowance	10,300
<b>EARTHWORK</b>	
Site Demolition	49,698
Clear and Grub	23,001
Site Grading	375,313
<b>UNDERGROUND UTILITIES</b>	
Storm Sewer	475,001
Underground Detention System	
Domestic Water	248,207
Public Water	235,817
Sanitary Sewer	264,236
Fire Lines (assumed)	194,700
Electrical & Gas Primary Services - Not Included - assumed by the utility	
<b>CONCRETE/ASPHALT</b>	
Sidewalk Remove and Replace	13,500
New Concrete Sidewalks	55,301
New Concrete Pavement	146,502
Curb & Gutter Remove and Replace	4,927
Retaining Wall work	36,950
Pavers	118,408
Asphalt Pavement Resurfacing	8,054
New Asphalt and Striping	140,361
<b>SITE ELECTRICAL, PHONE, CABLE &amp; GAS - not included - assumed primary :</b>	
will be provided by the utilities - see below for Elec. Conduit allowance.	-
<b>LANDSCAPE</b>	
Landscape Allowance (includes site scape)	1,050,000
<b>SUB TOTAL</b>	
Building Permit- by owner	-
<b>SUB TOTAL</b>	
Contractor's Fee	216,547
<b>SUB TOTAL</b>	
Builders Risk by owenr	NIC
Contractor Bonds see add alternate	NIC
<b>TOTAL</b>	<b>3,825,663</b>

**Alternates**

Deduct if the project is sales tax exempt	DEDUCT	(73,979)
Provide Contractor Payment & Performance Bonds	ADD	30,605
Build Pads for Townhomes - earthwork only	ADD	156,600
Site Electrical- Conduit for Primary if not provided by Utility	ADD	162,000

**Notes:**

See companion Historic Building and Townhouse Building Estimates for building work  
 See attached letter and clarifications dated September 16, 2021 for terms and conditions

Western Baptist Bible College  
 2119 Tracey Avenue  
 Kansas City, MO 64108  
 September 16, 2021 - breakouts 6-23-2022



**Site Budget (Phase II)**

Site: 196,020  
 4.5 acres

September 16, 2021

Description	WBBC Site Budget	Breakout of the Budget	
		Townhouse & Historic Building	East 'Park Ground' Site
<b>GENERAL REQUIREMENTS</b>			
General Conditions, jobsite safety	92,097	73,678	18,419
Project Supervision / Superintendent	47,226	37,780	9,445
Project Management	19,519	15,615	3,904
Utility Protection- allowance	10,300	8,240	2,060
<b>EARTHWORK</b>			
Site Demolition	49,698	39,758	9,940
Clear and Grub	23,001	18,401	4,600
Site Grading	375,313	300,250	75,063
<b>UNDERGROUND UTILITIES</b>			
Storm Sewer	475,001	475,001	-
Underground Detention System		-	-
Domestic Water	248,207	248,207	-
Public Water	235,817	235,817	-
Sanitary Sewer	264,236	264,236	-
Fire Lines (assumed)	194,700	194,700	-
Electrical & Gas Primary Services - Not Included - assumed by the utility		-	-
<b>CONCRETE/ASPHALT</b>			
Sidewalk Remove and Replace	13,500	13,500	-
New Concrete Sidewalks	55,301	55,301	-
New Concrete Pavement	146,502	146,502	-
Curb & Gutter Remove and Replace	4,927	4,927	-
Retaining Wall work	36,950	36,950	-
Pavers	118,408	118,408	-
Asphalt Pavement Resurfacing	8,054	8,054	-
New Asphalt and Striping	140,361	140,361	-
<b>SITE ELECTRICAL, PHONE, CABLE &amp; GAS - not included - Pimary service will be provided by the utilities - see below for Elec. Conduit allowance.</b>			
	-	-	-
<b>LANDSCAPE</b>			
Landscape and Site Scape Allowance (includes hard scape)	1,050,000	609,000	441,000
<b>SUB TOTAL</b>	<b>3,609,116</b>	<b>3,044,686</b>	<b>564,430</b>
Building Permit- by owner	-	-	-
<b>SUB TOTAL</b>	<b>3,609,116</b>	<b>3,044,686</b>	<b>564,430</b>
Contractor's Fee	216,547	182,681	33,866
<b>SUB TOTAL</b>	<b>3,825,663</b>	<b>3,227,367</b>	<b>598,296</b>
Builders Risk by owenr	NIC		
Contractor Bonds see add alternate	NIC		
<b>TOTAL</b>	<b>3,825,663</b>	<b>3,227,367</b>	<b>598,296</b>
		<b>84.36%</b>	
<b>Alternates</b>			
Add for Prevailing Wage (based on residential wage order)	ADD 451,428	380,554	70,874
Deduct if the project is sales tax exempt	DEDUCT (73,979)	(62,142)	(11,837)
Provide Contractor Payment & Peformance Bonds	ADD 30,605	25,708	4,897
Build Pads for Townhomes - earthwork only	ADD 156,600	156,600	-
Site Electrical- Conduit for Primary if not provided by Utility	ADD 162,000	162,000	-

**Notes:**

See companion Historic Building and Townhouse Building Estimates for building work  
 See attached letter and clarifications dated September 16, 2021 for terms and conditions

**Rau Construction Company**  
1215 W. 12<sup>th</sup> STREET, SUITE 200  
KANSAS CITY, MISSOURI 64101  
Phone: (913) 642-6000  
[www.rauconstruction.com](http://www.rauconstruction.com)



June 15, 2022

Curls Jude Joseph Property Group, LLC  
1601 E. 18<sup>th</sup> Street  
Suite 120  
Kansas City, MO 64108  
Attention: Dr. Karen Curls

Re: Phase III - 35 Unit Townhouse Development  
District Row 2119 Tracy Ave.  
Kansas City, Missouri

Dear Dr. Curls;

Please find attached the Townhouse June 2021 estimate, updated as of June 15, 2022. Per our conversation last week, we have prepared a line item 'shopping list' of savings ideas and additional cost items as it relates to the construction cost for the proposed Phase III of District Row, 2119 Tracy Ave, Kansas City MO 64108 per the design development drawings prepared by Craig T. Watson Architect including site plan dated 10/12/17 and the 11 sheet Townhouse design drawings. The project will consist of the following:

- 7 Structures – 2 story
- Total of 35 apartment units
- Total building square footage 70,250

This estimate is for the townhouse structures only, no site or other work is included. It is understood that this is the third phase of a three-phase project:

Phase I – Historic Renovation of the Western Baptist Bible College building.

Phase II – Site development, parking lot, landscaping, and infrastructure improvements.

Phase III – Construction of seven (7) new 2 story town house buildings on the site surrounding the Western Baptist Bible College building. (This estimate).

This estimate is for Phase III work only – but the pricing assumes all work will proceed at the same time. Additional cost will be required if all phases do not proceed.

This estimate is without prevailing wage or special workforce requirements (please see alternate pricing add for prevailing wage).

## Rau Construction Company

June 15, 2022

Phase III – Townhouse New Construction  
2119 Tracy Ave.

### Clarifications to the Scope of Work:

- The cost of professional services, plan review, permits, builders risk insurance, special impact fees, development fees, utility fees or parks fees are all anticipated to be paid by others are excluded from the estimate. Any Environmental remediation will have been completed by others prior to the start of construction.
- No soils report has been reviewed. It is assumed that the site will accommodate construction of the proposed townhouses without remedial work or hidden subsurface conditions requiring additional cost.
- All interior walls unless noted otherwise are based on 1 layer of gyp.bd. on studs. Enhanced sound walls or multiple layers of gyp.bd. are excluded. Wall and ceiling finishes based on level 4 finish. Back of house and mechanical areas to receive fire tape (no level 4 finish). All drywall or plaster walls and ceilings to be painted.
- Flooring is an allowance only with final finishes to be selected.
- HVAC is based on individual residential style split systems – one per apartment. No multiple units or zoning of conditioned areas within an apartment are included.
- Plumbing is based on PVC waste & vent piping and PEX water piping. Standard grade fixtures with alternate manufacturers will be allowed as acceptable.
- Electrical is based on standard residential type wiring, panels, and fixtures. Hard piped raceways (rigid conduit) is excluded. Fixtures are based on standard grade residential LED disk lighting.
- Electrical service is based on KCP&L installing service and transformer adjacent to the building. No cost for utility development, primary feeder or long secondary feeder runs are included.

### Site Conditions:

- The building is surrounded by an open site. It is understood that all site work including but not limited to site utilities, landscaping, grading, parking lot, storm water, site lighting, retaining walls and walks will be part of a separate Phase II construction estimate and is not included as part of this estimate.
- The cost of securing the site is assumed to be in the Phase II site construction estimate.

### Excluded from the estimate are cost for the following:

- Contingency for unknowns or design changes (owner should carry a contingency for the project)
- Prevailing Wage or special workforce requirements

**Rau Construction Company**

June 15, 2022

Phase III – Townhouse New Construction  
2119 Tracy Ave.

- Hazardous Material abatement, full removal of lead paint/paint strip.
- Site Work, Parking, Street lighting, parking lot lighting, city sidewalk / curb or infrastructure work
- Any other site or offsite improvements
- Cable TV or Internet service agreement
- Rock excavation
- FF&E (Furniture, Fixtures or Equipment).
- Development fees, permit fees, special assessments, builders risk insurance
- Any other work unless specifically included above

PHASE III – 2021 MAGNITUDED BUDGET (NON-PREVALING WAGE):      \$11,552,478

Alternates:

Add for Prevailing Wage (residential wage decision)	ADD	999,289
Estimated Sales Tax savings if exempt	DEDUCT	(346,574)
Provide Contractor Payment & Performance Bonds	ADD	92,420

2022 Suggested Pricing Updates and Savings Ideas:

1. Increase HVAC mechanical equipment for new energy code      68,120
2. Increase cost for Electrical gear and wiring systems      54,790
3. The project is priced with all phases going at the same time.  
There can be additional GC savings if all phases start simultaneously  
under a single contract agreement      (45,000)
4. Eliminate building cornice – in the place of the cornice it is anticipated  
brick masonry veneer will extend to the top of the parapets      (65,200)
5. The current design shows a full depth 4" brick exterior. Proposed  
option is to change masonry veneer from 4" brick to ¾" applied thin  
brick. This will require revisions to the wall details.      (202,760)
6. Eliminate sound mat on 2<sup>nd</sup> floor      (29,250)
7. Current pricing shows the flooring at a \$5/sf furnish and installed  
allowance with material to be selected. Proposed option is to change  
flooring allowance from \$5/sf to \$4/sf furnished and installed      (61,100)

**Rau Construction Company**

June 15, 2022

Phase III – Townhouse New Construction  
2119 Tracy Ave.

8. Current plan shows both board roof insulation under the roofing material and fiberglass insulation in the roof structure cavity. Proposed option is to eliminate board roof insulation, confirm minimum R-30 fiberglass ceiling insulation is installed in the roof structure (44,200)

**Terms and Conditions:**

- This estimate is based on a contract for construction using standard AIA 101 stipulated sum construction agreement with monthly progress payments and AIA 201 general conditions without modification.
- It is our understanding that Phase I, II and III while priced separately will proceed at the same time. Pricing is based upon economies of scale of a larger project.
- Contractor’s payment and performance bonds are excluded from the budget but may be provided at additional cost.
- Property and Builders Risk insurance cost are excluded from the budget but may be provided at additional cost.
- The project involves the renovation of an existing site. Contractor has not made a subsurface exploration of the site, or any destructive exploration, or specific mold, fungi or microbe related investigation or independent asbestos, lead paint, or underground storage tank investigation of the building or the site.
- LEED certification, special sourcing of materials, waste management or waste reduction plans (written or otherwise) are excluded.
- Owner or Owner’s representative is responsible for obtaining and paying for all design, engineering, testing, quality control, special inspections, environmental or other professional services.

**Special Notes:**

This estimate has been prepared as requested on an accelerated timeline based on limited subcontractor input from our historic database and internal take offs. This estimate is based on design development drawings. Once final design is prepared, we would be happy to update the estimate to firm pricing. We have attached an itemized recapitulation of the base scope of work estimate for your review. Do not hesitate to call with any questions or suggestions.

Thank you for the opportunity, we stand ready to assist you on this exciting project.

Sincerely,  
Rau Construction Company

Dan R. Meyer  
Sr. Vice President

Evan Green  
Project Manager

Jacob Kirn  
Project Manager

**Western Baptist Bible College**  
 2119 Tracey Avenue  
 Kansas City, Missouri

**Townhomes Phase III:**  
 7 Structures  
 35 Units  
 70,250 Square feet



June 22, 2021, updated June 15, 2022

Description	June 22, 2021		
	Revised WBBC Townhouse	Cost / 35	Cost / 70,250
General Conditions, jobsite safety	356,252	10,178.63	5.07
Project Supervision / Superintendent	139,854	3,995.83	1.99
Project Management	85,202	2,434.34	1.21
Utility Protection- allowance	10,000	285.71	0.14
Final Clean	31,052	887.20	0.44
	-	-	-
Site Demolition	Phase 2 Site (see other budget)	-	-
Site Grading	Phase 2 Site (see other budget)	-	-
Miscellaneous Fine Grade	30,000	857.14	0.43
Excavation and Build Pads	145,000	4,142.86	2.06
Site Utilities	Phase 2 Site (see other budget)	-	-
	-	-	-
Footings and foundations & Reinforcing	192,929	5,512.26	2.75
Building Concrete	221,501	6,328.60	3.15
Reinforcing and Vapor Barrier	-	-	-
	-	-	-
Miscellaneous Site Concrete	20,000	571.43	0.28
Curb & Gutter	Phase 2 Site (see other budget)	-	-
Asphalt and Striping	Phase 2 Site (see other budget)	-	-
	-	-	-
Miscellaneous Landscape	Phase 2 Site (see other budget)	-	-
	-	-	-
Structural & Misc. Steel	90,000	2,571.43	1.28
	-	-	-
Rough Carpentry	3,301,400	94,325.71	47.00
Wood Stairs	53,200	1,520.00	0.76
	-	-	-
Exterior Scaffolding	90,000	2,571.43	1.28
Masonry Façade	945,000	27,000.00	13.45
	-	-	-
3/4" Floor Topping - Floor 2	60,750	1,735.71	0.86
Acoustical sound mat - 3mm	29,250	835.71	0.42
	-	-	-
Cabinets, Millwork & Tops	200,825	5,737.86	2.86
Counter Tops and Vanity Tops	97,150	2,775.71	1.38
	-	-	-
Roofing- R 30 Insulation	472,500	13,500.00	6.73
Flashing/Sheetmetal/Gutters	49,875	1,425.00	0.71
Roof Accessories	21,458	613.09	0.31
Building Caulking	30,000	857.14	0.43
	-	-	-
Windows	305,681	8,733.74	4.35
Entry and Patio Doors	198,444	5,669.83	2.82
Interior Doors, Frames, & Hardware	152,640	4,361.14	2.17
Garage Doors	89,540	2,558.29	1.27
Interior trim - excludes wood base	90,000	2,571.43	1.28
Mirrors & Misc Glass	20,065	573.29	0.29
	-	-	-
Drywall & Insulation	825,691	23,591.17	11.75
Temporary Protections and Clean up	6,000	171.43	0.09

Description	June 22, 2021		Cost /	Cost /
	Revised	WBBC Townhouse	35	70,250
Low wall Steel Posts		4,250	121.43	0.06
Tile	None	-	-	-
Flooring - Allowance		351,250	10,035.71	5.00
Rubber Base- Allowance		75,000	2,142.86	1.07
Polish Floors	None	-	-	-
Wood Floors	None	-	-	-
		-	-	-
Prep For Paint		6,985	199.57	0.10
Painting- Interior		228,313	6,523.21	3.25
Painting- Exterior		31,000	885.71	0.44
		-	-	-
Kitchen Appliances- Stainless Steel		126,250	3,607.14	1.80
Awnings	None	-	-	-
Fire extinguishers		5,650	161.43	0.08
		-	-	-
Signage		5,680	162.29	0.08
Mailboxes		3,500	100.00	0.05
Toilet and Bath accessories		31,598	902.80	0.45
Closet Shelving		15,204	434.40	0.22
Mini Blinds		18,565	530.43	0.26
Monument Sign	Phase 2 Site (see other budget)	-	-	-
		-	-	-
Elevator or handicap lifts	None	-	-	-
		-	-	-
Plumbing Systems		350,000	10,000.00	4.98
Underground Plumbing and backfill		87,500	2,500.00	1.25
Fire Sprinklers		167,500	4,785.71	2.38
Heating, Ventilation, Air-conditioning		362,500	10,357.14	5.16
Electrical Systems		595,506	17,014.46	8.48
Low Voltage Prewiring of rooms		35,205	1,005.86	0.50
Security / CCTV / Entry System		35,850	1,024.29	0.51
		-	-	-
<b>SUB TOTAL</b>		<b>10,898,565</b>	<b>311,387.56</b>	<b>155.14</b>
Building Permit- allowance		-	-	-
<b>SUB TOTAL</b>		<b>10,898,565</b>	<b>311,387.56</b>	<b>155.14</b>
Contractor's Fee		653,914	18,683.25	9.31
<b>SUB TOTAL</b>		<b>11,552,478</b>	<b>330,070.81</b>	<b>164.45</b>
Builders Risk - By Others		-	-	-
Contractor Bonds - Not Included (can be provided at additional cost)		-	-	-
<b>TOTAL</b>		<b>11,552,478</b>	<b>330,070.81</b>	<b>164.45</b>

Add for Prevailing Wage (residential wage decision)	999,289	Add
Estimated Sale Tax savings if exempt	(346,574)	Deduct
Provide Contractor Payment & Performance Bonds	92,420	Add

Cost adjustments (June 15, 2022) please see clarification letter	Amount	
Increase HVAC mechanical equipment cost for energy code	68,120	Add
Increase in Electrical gear and wiring systems	54,790	Add
General Conditions savings if all phases start tentatively under the same agreement	(45,000)	Deduct
Eliminate building cornice - masonry to run up parapets	(65,200)	Deduct
Change masonry veneer from 4" brick to 3/4" applied thin brick	(202,760)	Deduct
Eliminate sound mat on 2nd floor	(29,250)	Deduct
Change flooring allowance from \$5/sf to \$4/sf furnished & installed	(61,100)	Deduct
Eliminate board roof insulation, keep/upgrade ceiling insulation in structure.	(44,200)	Deduct
Total cost adjustment and VE items above	(324,600)	Total of the Above